

INST. # 2008-04003

KNOW ALL MEN BY THESE PRESENTS TO WIT:

THAT SEASIDE HEIGHTS, L.L.C. IS THE FEE SIMPLE OWNER OF THE LAND SHOWN HEREON TO BE SUBDIVIDED, BOUNDED BY OUTSIDE CORNERS 1 THRU 11 TO 1, INCLUSIVE AND IS ALL OF THE LAND CONVEYED TO SAID OWNER BY DEED, AS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, IN DEED BOOK 1717, PAGE 1483, DEED BOOK 1717, PAGE 1486, INSTRUMENT #20031784, & DEED BOOK 1699, PAGE 1806.

THE SAID OWNER(S) BY VIRTUE OF THE RECORDATION OF THIS PLAT, GRANT TO THE WESTERN VIRGINIA WATER AUTHORITY, ALL WATERLINE RIGHTS AND EASEMENTS AND ALL SANITARY SEWER LINE RIGHTS AND EASEMENTS AS SHOWN HEREON, TO CONSTRUCT, INSTALL, IMPROVE, OPERATE, INSPECT, USE, MAINTAIN, REPAIR AND REPLACE A WATER AND/OR SEWER LINE OR LINES TOGETHER WITH RELATED IMPROVEMENTS, INCLUDING SLOPE(S), IF APPLICABLE, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS THERETO FROM A PUBLIC ROAD, UPON, OVER, UNDER, AND ACROSS CERTAIN TRACTS OR PARCELS OF LAND BELONGING TO THE OWNER.

THE ABOVE DESCRIBED OWNER BY VIRTUE OF THE RECORDATION OF THIS PLAT DOES HEREBY GRANT TO THE COUNTY OF ROANOKE THOSE CERTAIN AREAS SHOWN HEREON AS SET APART FOR USE AS PUBLIC EASEMENTS.

THE ABOVE DESCRIBED OWNER HEREBY CERTIFIES THAT THEY HAVE SUBDIVIDED THE LAND AS SHOWN HEREON, AS REQUIRED BY SECTION 15.2-2240 THRU 15.2-2279 OF THE CODE OF VIRGINIA, 1950 AS AMENDED TO DATE AND WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE AS AMENDED TO DATE, ENTIRELY WITH THEIR FREE WILL AND CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER OR PROPRIETOR OF THE LAND AND THE TRUSTEES IN ANY DEED OF TRUST, OR ANY OTHER INSTRUMENT IMPOSING A LIEN UPON SUCH LAND, IF ANY THERE BE.

IN WITNESS WHEREON ARE HEREBY PLACED THE FOLLOWING SIGNATURES AND SEALS:

SEASIDE HEIGHTS, L.L.C.

BY: [Signature] ITS: MemberLENDER: BANK OF BOETOURT REPRESENTATIVE: [Signature]STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Jessica L. Nash, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT Stan A. Seymour III, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11 DAY OF March, 2008.

Jessica L. Nash  
NOTARY PUBLIC  
REG. # 353945 MY COMMISSION EXPIRES 8-31-08

STATE OF VIRGINIA  
COMMONWEALTH AT LARGE

I, Donna K. Crawford, A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT G. Lynn Hauth, III, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME ON THIS 11th DAY OF March, 2008.

Donna K. Crawford  
NOTARY PUBLIC  
REG. # 325959 MY COMMISSION EXPIRES 7-31-2010

APPROVAL HEREOF BY THE ROANOKE COUNTY SUBDIVISION AGENT IS FOR PURPOSES OF ENSURING COMPLIANCE WITH THE ROANOKE COUNTY SUBDIVISION ORDINANCE. PRIVATE MATTERS, SUCH AS COMPLIANCE WITH RESTRICTIVE COVENANTS OR OTHER TITLE REQUIREMENTS, APPLICABLE TO THE PROPERTIES SHOWN HEREON, ARE NOT REVIEWED OR APPROVED WITH REGARD TO THIS SUBDIVISION OR RESUBDIVISION.

APPROVED: [Signature] 3/14/08  
AGENT, ROANOKE COUNTY PLANNING COMMISSION

DATE

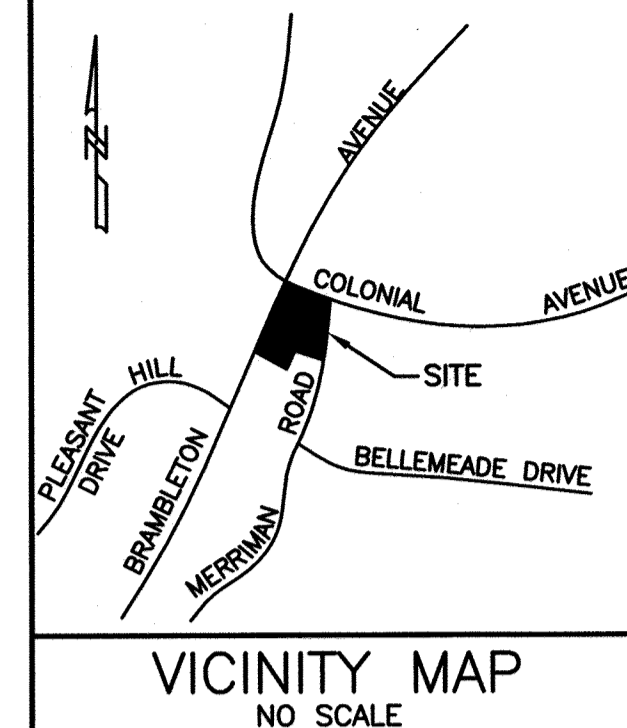
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ROANOKE COUNTY, VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGMENT THERETO ANNEXED AND ADMITTED TO RECORD AT 8:26 O'CLOCK A.M. ON THIS 25 DAY OF March, 2008, IN INSTRUMENT No. 2008-04003.

TESTE: STEVEN A. MCGRAW  
CLERK

DEPUTY CLERK

## NOTES:

1. OWNER OF RECORD: SEASIDE HEIGHTS, LLC  
DEED BOOK 1717, PAGE 1483  
TAX MAP #086.08-03-34.00-0000
2. OWNER OF RECORD: SEASIDE HEIGHTS, LLC  
DEED BOOK 1717, PAGE 1486  
TAX MAP #086.08-03-35.00-0000
3. OWNER OF RECORD: SEASIDE HEIGHTS, L.L.C.  
INSTRUMENT #20031784  
TAX MAP #086.08-03-35.01-0000
4. OWNER OF RECORD: SEASIDE HEIGHTS, LLC  
DEED BOOK 1699, PAGE 1806  
TAX MAP #086.08-03-36.01-0000
5. A FIELD SURVEY OF THE PROPERTIES WAS PERFORMED ON NOVEMBER 11, 2007. PROPERTY LINES SHOWN HEREON ARE BASED UPON A COMPILATION OF DEEDS OF RECORD, PLATS OF RECORD, AND ACTUAL MONUMENTATION FOUND IN THE FIELD AND MAY NOT CONFORM TO SUBJECT DEEDS.
6. TAX MAP #086.08-03-36.01-0000 MAY BE SUBJECT TO EASEMENT GRANTED TO THE ROANOKE GAS COMPANY IN DEED BOOK 1314, PAGE 941. NOT ENOUGH INFORMATION PROVIDED IN EASEMENT DESCRIPTION TO ADEQUATELY PLOT.
7. TAX MAP #086.08-03-35.01-0000 MAY BE SUBJECT TO A TELEPHONE LINE EASEMENT. SEE TELEPHONE MANHOLE LOCATED NORTHWEST OF BOUNDARY CORNER 10. SURVEYOR FOUND NO RECORD OF A DEED OF EASEMENT.
8. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THERE MAY EXIST ENCUMBRANCES WHICH AFFECT THE PROPERTY NOT SHOWN HEREON.
9. PROPERTY IS IN F.E.M.A. DEFINED ZONE X (UNSHADED). SEE F.E.M.A. MAP #51161C0232 G. (REVISED DATE: SEPTEMBER 28, 2007)
10. PROPERTIES ARE CURRENTLY ZONED C2 CONDITIONAL. SEE ORDINANCE NUMBER 111505-11 FOR FURTHER DETAIL.
11. PROPERTY MAY CONTAIN UNDERGROUND UTILITY SERVICE LINES.



COORDINATE LIST (ASSUMED)		
CORNER	NORTHING	EASTING
1	1109.6619	1078.4173
2	1155.8383	938.2685
3	1063.4679	897.2707
4	1146.0673	744.8261
5	1209.7222	773.9475
6	1460.3925	930.2544
7	1476.5999	962.3218
8	1404.7500	1102.6351
9	1379.5579	1109.2257
10	1338.9684	1106.3667
11	1234.5971	1099.0149
1	1109.6619	1078.4173

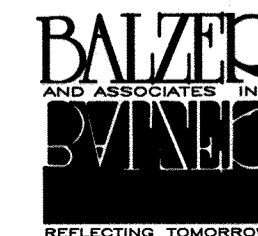
I HEREBY CERTIFY THAT THIS PLAT IS FROM A CURRENT FIELD SURVEY AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Brian J. Casella  
BRIAN J. CASELLA 002806

COMBINATION & EASEMENT PLAT FOR  
SEASIDE HEIGHTS, L.L.C.

BEING THE COMBINATION OF  
ROANOKE COUNTY TAX PARCEL #'S  
086.08-03-34.00-0000, 086.08-03-  
35.00-0000, 086.08-03-035.01-0000,  
& 086.08-03-036.00-0000  
CREATING HEREON  
TRACT A (2.088 ACRES)

CAVE SPRING MAGISTERIAL DISTRICT  
ROANOKE COUNTY, VIRGINIA  
SITUATED ON BRAMBLETON AVENUE,  
COLONIAL AVENUE, & MERRIMAN ROAD  
DATED JANUARY 9, 2008  
JOB #R0700128.00  
SCALE: 1" = 30'  
SHEET 1 OF 2



PLANNERS ARCHITECTS ENGINEERS SURVEYORS  
Balzer & Associates, Inc. 1208 Corporate Circle Roanoke Va. 24018

PLANNERS ARCHITECTS  
ENGINEERS SURVEYORS

THE RECORDATION OF THIS PLAT DOES NOT CONSTITUTE A CONVEYANCE OF LAND. ANY LOT, PARCEL OR TRACT OF LAND THAT IS INTENDED FOR SALE AND/OR CONVEYANCE MUST BE CONVEYED BY A DEED AND SAID DEED MUST BE RECORDED IN THE ROANOKE COUNTY, VIRGINIA CIRCUIT COURT CLERK'S OFFICE.